

Present: Tom Failla, Chairman; Don Saltzman, Ken Edgar, Britta Lerner, Sally Korsh, Jim Carlon,
Absent: Jane Connolly, Vice Chairman

Also Present: Land Use Director
Tom Landry – Town Administrator

Meeting digitally recorded 4.21.14

**DISCUSSION CONT: APPLICATION FOR A FLOOD ZONE DEVELOPMENT PERMIT,
REPLACEMENT OF GODFREY ROAD WEST BRIDGE, GODFREY ROAD & PENT ROAD
(TOWN OF WESTON/CARDINAL ENGINEERING ASSOC.)**

John Conte, the Town Engineer, reported that the existing bridge was constructed in 1986. It is a timber bridge on stone masonry abutments. It has a deteriorated substructure and is hydraulically inadequate and the existing stone abutments are scouring. The lane width of the bridge is substandard, as is the stream approach. The new proposed bridge is a triple cell precast concrete box culvert, each cell is 8'H x 6'W. The new bridge meets the State Dept. of Transportation's bridge lane and guide rail requirements and the FEMA criteria for the 100 year flood flow without water overtopping Godfrey Road. Minor channel improvements will be made to address the stream approach. The new bridge will have a simulated stone treatment or a stone veneer depending upon the construction bid pricing. Godfrey Road will be closed during construction and traffic will be detoured onto Old Orchard Drive and Michael's Way during construction for a period of 4 to 6 months. A landscaping plan has also been submitted by a consulting team and the neighbors.

The Town also has approval from DEEP and the Army Corps of Engineers. Mr. Conte also stated that the existing bridge carries gas and electrical lines that will be temporarily moved during construction. All three neighbors who are affected have completed and signed the Flood Zone Development Permit application and the Inland Wetlands and Watercourses application.

Because the Town's right of way on Godfrey Road is so narrow, the new bridge will require wing walls to be placed on the abutting private property at 63 Godfrey Road and 8 Pent Road. the Town will need to obtain a temporary construction/work area easement and a permanent easement from the owners of those two properties. The Land Use Director is working with the Town Attorney and the First Selectman's office to obtain signed easements from these 2 property owners.

Britta Lerner submitted notes of the site walk conducted by the Conservation Commission on Saturday, April 12th, in which Britta participated.

The Land Use Director presented a draft approval to the Commission members and a discussion followed. After discussion, the Commission edited the draft approval.

Ken Edgar moved that the Commission adopt the draft approval, as edited by the Commission, for the application for a Flood Zone Development Permit, Replacement of Godfrey Road West Bridge, Godfrey Road & Pent Road. Seconded by Britta Lerner. Vote in favor (6-0) Jane Connolly absent.

DISCUSSION CONT: REFERRAL FOR CGS SECTION 8-24 REPORT – REPLACEMENT OF GODFREY ROAD WEST BRIDGE, GODFREY ROAD & PENT ROAD (TOWN OF WESTON/CARDINAL ENGINEERING ASSOC.)

Don Saltzman moved that the Commission give a positive recommendation for the CGS Section 8-24 Report for replacement of Godfrey Road West Bridge, Godfrey Road & Pent Road. Seconded by Ken Edgar. Vote in favor (6-0) Jane Connolly absent.

RECEIPT OF APPLICATION/ DISCUSSION: BUDDENHAGEN – LOT DEVELOPMENT LOT 5 SMITH RIDGE, TANNERY LANE SUBDIVISION, NEW HOUSE

Scott Buddenhagen, owner/builder, presented and went over in detail a lot development plan for a single family home and barn (for storage), with septic detail, for Lot 5 Smith Ridge, Tannery Lane subdivision. He also included Health Approval, Sediment and Erosion control bond estimate approved by the Town Engineer, and has partial Conservation Commission approval. Discussion followed.

An independent walk was planned before the next meeting on May 5th, as two of the members have not seen the site.

Tom Failla moved that the Commission approve receiving the Lot Development application for Lot 5 Smith Ridge, Tannery Lane Subdivision for a new house. Seconded by Jim Carlon. Vote in favor (6-0) Jane Connolly absent.

APPROVAL OF MINUTES: APRIL 7, 2014

Tom Failla moved that the Commission approve the minutes of April 7, 2014 as edited by Ken Edgar. Vote in favor (5-0) Jane Connolly absent. Jim Carlon abstained as he was not present for that meeting.

OTHER BUSINESS:

The Land Use Director stated that Town Attorney Pat Sullivan, will give a seminar/workshop at a future Planning & Zoning meeting, focusing on legal updates and answering specific questions from Commission members.

OTHER BUSINESS CONT:

Commission members also discussed possibly reviewing certain issues, such as “blight” and “use” issues, and reviewing the Zoning Regulations..

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: approved with vote of 6 in favor and 1 abstention

